

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
EASTERN DIVISION

IN RE:

WELCOME GROUP 2, LLC

CASE NO: 23-53043

**DECLARATION OF MAILING
CERTIFICATE OF SERVICE**

Chapter: 11

ECF Docket Reference No. 335

On 1/14/2025, I did cause a copy of the following documents, described below,
Motion to Employ Appraiser ECF Docket Reference No. 335

to be served for delivery by the United States Postal Service, via First Class United States Mail, postage prepaid, with sufficient postage thereon to the parties listed on the mailing list exhibit, a copy of which is attached hereto and incorporated as if fully set forth herein.

I caused these documents to be served by utilizing the services of BK Attorney Services, LLC d/b/a certificateofservice.com, an Approved Bankruptcy Notice Provider authorized by the United States Courts Administrative Office, pursuant to Fed.R.Bankr.P. 9001(9) and 2002(g)(4). A copy of the declaration of service is attached hereto and incorporated as if fully set forth herein.

Parties who are participants in the Courts Electronic Noticing System ("NEF"), if any, were denoted as having been served electronically with the documents described herein per the ECF/PACER system.

DATED: 1/14/2025

/s/ Denis E. Blasius

Denis E. Blasius 0082617

Thomsen Law Group, LLC
140 N. Main Street Suite A
Springboro, OH 45066
937 748 5001
dblasius@lhtlaw.com

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
EASTERN DIVISION

IN RE:

WELCOME GROUP 2, LLC

CASE NO: 23-53043

**CERTIFICATE OF SERVICE
DECLARATION OF MAILING**

Chapter: 11

ECF Docket Reference No. 335

On 1/14/2025, a copy of the following documents, described below,

Motion to Employ Appraiser ECF Docket Reference No. 335

were deposited for delivery by the United States Postal Service, via First Class United States Mail, postage prepaid, with sufficient postage thereon to the parties listed on the mailing list exhibit, a copy of which is attached hereto and incorporated as if fully set forth herein.

The undersigned does hereby declare under penalty of perjury of the laws of the United States that I have served the above referenced document(s) on the mailing list attached hereto in the manner shown and prepared the Declaration of Certificate of Service and that it is true and correct to the best of my knowledge, information, and belief.

DATED: 1/14/2025



Miles Wood

BK Attorney Services, LLC

d/b/a certificateofservice.com, for

Denis E. Blasius

Thomsen Law Group, LLC

140 N. Main Street Suite A

Springboro, OH 45066

CASE INFO

LABEL MATRIX FOR LOCAL NOTICING
NCRS ADDRESS DOWNLOAD
CASE 23-53043
SOUTHERN DISTRICT OF OHIO
TUE JAN 14 12-27-37 PST 2025

ACE STAFFING AGENCY LLC
4127 WINNERS CIRCLE
APT 216
SARASOTA FL 34238-5322

HILTON FRANCHISE HOLDING LLC
CO KL GATES LLP
ATTN DANIEL M ELIADES ESQ
ONE NEWARK CENTER
10TH FLOOR
NEWARK NJ 07102-5237

~~EXCLUDE~~

~~(U)ITRIA VENTURES LLC~~

OHIO DEPARTMENT OF TAXATION
PO BOX 530
COLUMBUS OH 43216-0530

~~EXCLUDE~~

~~(U)RSS WFCM2019C50 OH WG2 LLC~~

DEBTOR

SUPER 8 WORLDWIDE INC
CO KL GATES LLP
ATTN DANIEL M ELIADES ESQ
ONE NEWARK CENTER
10TH FLOOR
NEWARK NJ 07102-5237

WELCOME GROUP 2 LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

A LAWN CARE
3970 NEW RILEY ROAD
DRESDEN OH 43821-9436

ACE
CO ANNA GIBSON
4127 WINNERS CIR APT 216
SARASOTA FL 34238-5322

(P)AMERICAN ELECTRIC POWER
ATTN JASON E REID
1 RIVERSIDE PLAZA 13TH FLOOR
COLUMBUS OH 43215-2373

AES OH
PO BOX 2631
DAYTON OH 45401-2631

AES OHIO
1065 WOODMAN DRIVE
DAYTON OH 45432-1423

AT PLUS LLC
PO BOX 555
SIDNEY OH 45365-0555

ATT
PO BOX 5080
CAROL STREAM IL 60197-5080

ABBIE HUER
11754 US RT 127
WEST MANCHESTER OH 45382-9702

ABHIJIT VASANI
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

ADDISON KAYLOR
113 N HIGHLAND AVENUE APT 3D
SIDNEY OH 45365-2688

AFFORDABLE EXTERMINATING
100 HAWTHORNE DRIVE
LIMA OH 45805-4075

AIMEE VOGANN
543 CORNELL STREET
ZANESVILLE OH 43701-9132

ALANE BERTSCH
812 FERREE PLACE
SIDNEY OH 45365-2826

ALLISON BRUCE
1115 OHIO STREET
ZANESVILLE OH 43701-5210

AMANDA YOUNG
400 BUCKEYE AVE
SIDNEY OH 45365-1212

ARMIT PHALKE
7500 VANTAGE DR
COLUMBUS OH 43235-8401

ASST US TRUSTEE (COL)
OFFICE OF THE US TRUSTEE
170 NORTH HIGH STREET
SUITE 200
COLUMBUS OH 43215-2417

AUNT MILLIESPERFECTION BAKERY
350 PEARL STREET
FORT WAYNE IN 46802-1508

BEST WESTERN INTERNATIONAL INC
PO BOX 842700
LOS ANGELES CA 90084-5080

BHAVNA VASANI
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

BRENDA FISCHBACH
8629 PATTERSON HALPIN RD
SIDNEY OH 45365-8626

BUCKEYE LODGING LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

CAITLIN C CONKLIN ESQ
KL GATES LLP
ONE NEWARK CENTER TENTH FLOOR
1085 RAYMOND BOULEVARD
NEWARK NEW JERSEY 07102-5218

CARBONS GOLDEN MALTED
PO BOX 129
CONCORDVILLE PA 19331-0128

CENTERPOINT ENERGY
111 LOUISIANA STREET
HOUSTON TX 77002

CHARTER COMMUNICATIONS
PO BOX 6030
CAROL STREAM IL 60197-6030

(P)JPMORGAN CHASE BANK N A
BANKRUPTCY MAIL INTAKE TEAM
700 KANSAS LANE FLOOR 01
MONROE LA 71203-4774

CHRISTIE HAYHURST
2103 MARION AVENUE
ZANESVILLE OH 43701-2034

CHRISTINE BOWERS
925 LANGAN LANE
ZANESVILLE OH 43701-8050

CITY OF SIDNEY
201 W POPLAR STREET
SIDNEY OHIO 45365-2720

CITY OF SIDNEY UTILITY
201 W POPLAR ST
SIDNEY OH 45365-2720

COLUMBIA GAS OF OHIO INC
290 W NATIONWIDE BLVD
UNIT 114
COLUMBUS OH 43215-1082

(P)COLUMBIA GAS
290 W NATIONWIDE BLVD 5TH FL
BANKRUPTCY DEPARTMENT
COLUMBUS OH 43215-4157

CRYSTAL FRANCIS
632 FOLKERTH AVE 62
SIDNEY OH 45365-9091

DANIELLE DARBY
225 EASTWOOD DRIVE
ZANESVILLE OH 43701-4632

DAVID S CATUOGNO ESQ
KL GATES LLP
ONE NEWARK CENTER TENTH FLOOR
1085 RAYMOND BOULEVARD
NEWARK NEW JERSEY 07102-5218

DAYTON HOTELS 2 LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

DAYTON HOTELS LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

DEBRA KUEMPEL
PO BOX 701620
CINCINNATI OH 45270-1620

DIRECT TV
2260 E IMPERIAL HWY
EL SEGUNDO CA 90245-3501

DONNELLON MCCARTHY
10855 MEDALLION DRIVE
CINCINNATI OH 45241-4829

DOUG KNIPP
1293 6TH AVE
SISNEY OH 45365-1074

EDWARD CAHILL
OFFICE OF THE US TRUSTEE
170 N HIGH STREET SUITE 200
COLUMBUS OH 43215-2417

ELITE HOSPITALITY LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

EMERSON
800 WEST FLORISSANT AVE
SAINT LOUIS MN 63136

EPRO SERVICES
1491 POLARIS PARKWAY 217
COLUMBUS OH 43240-2041

ERIC GLAZER ESQ
CO JANUS HOTEL MANAGEMENT SERVICE
2300 CORPORATE BLVD NW 232
BOCA RATON FL 33431-7359

ERIC SIMMONS
1173 CHEVY LANE
PIQUA OH 45356-8559

EXPEDIA
PO BOX 844120
DALLAS TX 75284-4120

EXCLUDE

~~(D) EXPEDIA
PO BOX 844120
DALLAS TX 75284-4120~~

GINTERS PROPERTY MAINTENANCE
8062 MARTZ PAULIN ROAD
FRANKLIN OH 45005-4016

GORDON FOOD SERVICES INC
PO BOX 88029
CHICAGO IL 60680-1029

GUEST SUPPLY
PO BOX 6771
SOMERSET NJ 08875-6771

HD SUPPLY FACILITIES MAINTENANCE LTD
PO BOX 509058
SAN DIEGO CA 92150-9058

HARLIE SWOPE
8629 PATTERSON HALPIN RD
SIDNEY OH 45365-8626

HILLIARD HOTELS LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

HILLSIDE MAINTENANCE COMPANY
3300 SPRING GROVE AVE
CINCINNATI OH 45225-1327

HILTON
755 CROSSOVER LANE
MEMPHIS TN 38117-4906

HILTON FRANCHISE HOLDING LLC
755 CROSSOVER LANE
MEMPHIS TN 38117-4906

IGEL
2040 ALUM CREEK DRIVE
COLUMBUS OH 43207-1714

IMAGE HOTEL SYSTEMS
DEPT 0308
P O BOX 12038
DALLAS TX 75312-0001

INNVITE HOSPITALITY GROUP LLC
5955 E DUBLIN GRANVILLE RD
NEW ALBANY OH 43054-9749

INNVITE HOSPITALITY GROUP LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

INTERNAL REVENUE SERVICE
PO BOX 7346
PHILADELPHIA PA 19101-7346

ITRIA VENTURES LLC
CO C KEVIN KOBBE
DLA PIPER LLP US
650 SOUTH EXETER STREET SUITE 1100
BALTIMORE MD 21202-4576

ITRIA VENTURES LLC
1 PENN PLAZA SUITE 3101
NEW YORK NY 10119-3101

J K LANDSCAPING
3297 ST RT 29 NORTH
SIDNEY OH 45365-9611

JANUS HOTEL MANAGEMENT SERVICE
ATTN TOM MOORE
6001 ROCKSIDE ROAD
INDEPENDENCE OH 44131-2209

KL GATES LLP
ONE NEWARK CENTER 10TH FLOOR
1085 RAYMOND BLVD
NEWARK NJ 07102-5218

KEMISHA WATSON
7500 VANTAGE DR
COLUMBUS OH 43235-8401

KOORSEN FIRE SECURITY
2719 N ARLINGTON AVENUE
INDIANAPOLIS IN 46218-3300

LATASHA DUNGEE
932 KEEN STREET
ZANESVILLE OH 43701-3321

LANCASTER HOSPITALITY LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

~~EXCLUDE~~

LEXYL TRAVEL TECHNOLOGIES
205 DATURA STREET 10TH FL
WEST PALM BEACH FL 33401-5658

~~(D)LEXYL TRAVEL TECHNOLOGIES LLC
205 DATURA ST
10TH FLOOR
WEST PALM BEACH FL 33401-5658~~

MAILENDER
PO BOX 23158
NEW YORK NY 10087-3158

MARLENE AGUDO
14 MEETING HOUSE RD
DAYTON OH 45459-2516

MARTAYA ALEXANDER
1021 STONYRIDGE AVE
TROY OH 45373-1629

MEGA CITY FIRE SECURITY
8210 EXPANSION WAY
DAYTON OH 45424-6382

MICHAEL B BACH ESQ
DEHAAN BACH LPA
25 WHITNEY DRIVE SUITE 106
MILFORD OH 45150-8400

MICHELLE HUER
11754 US RT 127
WEST MANCHESTER OH 45382-9702

MICHELLE WILLIAMS
829 SPRUCE AVENUE
SIDNEY OH 45365-3362

MIRACLE METHOD OF COLUMBUS
1575 INTEGRITY DRIVE E
COLUMBUS OH 43209-2707

MONTGOMERY COUNTY BOARD OF COMM
451 W THIRD ST
DAYTON OH 45422-1000

MONTGOMERY COUNTY CONVENTION FAC
22 E 5TH STREET
DAYTON OH 45402-2413

MONTGOMERY COUNTY ENVIRONMENTAL
1850 SPAULDING RD
KETTERING OH 45432-3732

MONTGOMERY COUNTY TREASURER
451 W THIRD ST
DAYTON OH 45422-1000

MUSKINGUM COMMISSIONER
401 MAIN STREET
ZANESVILLE OH 43701-3570

MUSKINGUM CONVENTION
113 NORTH FIFTH STREET
ZANESVILLE OH 43701-3533

MUSKINGUM COUNTY
BOARD OF COMMISSIONERS
401 MAIN STREET
ZANESVILLE OH 43701-3570

~~EXCLUDE~~

~~(D)MUSKINGUM COUNTY BOARD OF
COMMISSIONERS
401 MAIN STREET
ZANESVILLE OH 43701-3519~~

MUSKINGUM COUNTY CONVENTION
ATTN DOWNTOWN CSR
113 N 5TH ST
ZANESVILLE OH 43701-3533

MUSKINGUM COUNTY CONVENTION
ATTN DOWNTOWN CSR
113 NORTH FIFTH STREET
ZANESVILLE OH 43701-3533

MUSKINGUM COUNTY TREASURER
MUSKINGUM COUNTY COURTHOUSE
401 MAIN STREET
ZANESVILLE OH 43701-2699

MUSKINGUM COUNTY UTILITIES
375 RICHARDS ROAD
ZANESVILLE OH 43701-6605

NOAH M SCHOTTENSTEIN ESQ
DLA PIPER LLP
1900 NORTH PEARL ST SUITE 2200
DALLAS TX 75201-2482

OAK HILLS HOTELS LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

~~EXCLUDE~~

(P)OHIO ATTORNEY GENERAL
COLLECTIONS ENFORCEMENT ATTN BANKRUPTCY
MANAGER
30 E BROAD ST
14TH FLOOR
COLUMBUS OH 43215-3414

~~(D)(P)OHIO ATTORNEY GENERAL
COLLECTIONS ENFORCEMENT ATTN BANKRUPTCY
MANAGER
30 E BROAD ST
14TH FLOOR
COLUMBUS OH 43215-3414~~

(P)OHIO BUREAU OF WORKERS COMPENSATION
PO BOX 15567
COLUMBUS OH 43215-0567

~~EXCLUDE~~

~~(D) (P) OHIO BUREAU OF WORKERS
COMPENSATION
PO BOX 15567
COLUMBUS OH 43215-0567~~

~~EXCLUDE~~

~~(D) (P) OHIO BUREAU OF WORKERS
COMPENSATION
PO BOX 15567
COLUMBUS OH 43215-0567~~

OHIO DEPARTMENT OF JOB FAMILY SERVICE
REVENUE RECOVERY LITIGATION
30 BROAD ST
COLUMBUS OH 43215-3414

OHIO DEPARTMENT OF TAXATION
ATTN BANKRUPTCY DIVISION
PO BOX 530
COLUMBUS OH 43216-0530

(P) OHIO DEPARTMENT OF TAXATION
BANKRUPTCY DIVISION
30 EAST BROAD STREET
COLUMBUS OHIO 43215-3414

OHIO DEPT OF TAXATION
ATTN BANKRUPTCY DIVISION
30 E BROAD STREET 21ST FL
COLUMBUS OH 43215-3414

OHIO SECRETARY OF STATE
180 E BROAD STREET
COLUMBUS OH 43215-3726

ONITY INC
4001 FAIRVIEW INDUSTRIAL DRIVE SE
SALEM OR 97302-1142

OTIS ELEVATOR
321 S MAIN STREET
DAYTON OH 45402-2735

PAMELA ARNDT
OFFICE OF THE US TRUSTEE
170 N HIGH STREET SUITE 200
COLUMBUS OH 43215-2417

PAUL TYO
370 MAIN STREET
GRATIOT OH 43740

PLASTICARD
PO BOX 679814
DALLAS TX 75267-9814

PLUNKETTS PEST CONTROL
40 52ND WAY NE
MINNEAPOLIS MN 55421-1014

RSS WFCM2019C500H WG2 LLC
RIALTO CAPITAL ADVISORS LLC
200 SOUTH BISCAYNE BLVD SUITE 3550
MIAMI FL 33131-2379

SG HOSPITALITY INC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

SMV HOTELS LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

SARA FRIDLEY
712 COUNTY SIDE LANE APT 11
SIDNEY OH 45365-5215

SECURITIES AND EXCHANGE COMMISSION
175 WEST JACKSON BLVD
SUITE 900
CHICAGO IL 60604-2908

SEIDMAN PINCUS LLC
777 TERRACE AVENUE SUITE 508
HASBROUCK HEIGHTS NJ 07604-3114

SERVICEMASTER
1524 E 2ND STREET
DAYTON OH 45403-1025

SHELBY COUNTY TREASURER
SHELBY COUNTY ANNEX 3RD FLOOR
SIDNEY OH 45365

SITE SEARCH LLC
55 BUTTERCUP COURT
MARCO ISLAND FL 34145-3480

SOLO PROJECT
701 CANYON DRIVE SUITE 105
COPPELL TX 75019-3873

SUNBURST HOTELS LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

SUPER 8 WORLDWIDE INC
15020 COLLECTIONS CENTER DRIVE
CHICAGO IL 60693-0001

SUPER 8 WORLDWIDE INC
22 SYLVAN WAY
PARSIPPANY NJ 07054-3801

SUPER 8 WORLDWIDE INC
CO KL GATES LLP
ATTN CAITLIN C CONKLIN ESQ
ONE NEWARK CENTER 10TH FLOOR
NEWARK NJ 07102-5237

SYNERGY HOTELS LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

SYSCO CINCINNATI
10510 EVENDALE DR
CINCINNATI OH 45241-2516

TAMI HART KIRBY ESQ
PORTER WRIGHT MORRIS ARTHUR LLP
1 S MAIN STREET SUITE 1600
DAYTON OH 45402-2088

EXCLUDE

~~(D) TAMI HART KIRBY ESQ
PORTER WRIGHT MORRIS ARTHUR LLP
1 S MAIN STREET SUITE 1600
DAYTON OH 45402-2088~~

TANISHA JONES
1758 GAYNOR ROAD
COLUMBUS OH 43227-2544

TEHRAH HOSPITALITY LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

THE OHIO PAINTING COMPANY
3040 S TECH BLVD
MIAMISBURG OH 45342-4860

TIMOTHY SELL
COUNTY COURTHOUSE 1ST FLOOR
SIDNEY OH 45365-4159

TINA LANNING
7335 MUTTON RIDGE
ZANESVILLE OH 43701-8173

TOM MOORE
6001 ROCKSIDE ROAD
INDEPENDENCE OH 44131-2209

TURN KEY ENVIRONMENTAL
31 S MAIN STREET SUITE 214
DAYTON OH 45402-2070

US ATTORNEY COLUMBUS
303 MARCONI BLVD 200
COLUMBUS OH 43215-2840

US ATTORNEY GENERAL
MAIN JUSTICE BUILDING RM 5111
10TH CONSTITUTION AVE NW
WASHINGTON DC 20530-0001

US FOODS INC
9399 W HIGGINS ROAD SUITE 100
ROSEMONT IL 60018-4910

US SMALL BUSINESS ADMINISTRATION
200 W SANTA BLVD SUITE 740
SANTA ANA CA 92701

UNIGUEST
225 KRAFT DRIVE
NASHVILLE TN 37230

WALTER REYNOLDS ESQ
PORTER WRIGHT MORRIS ARTHUR LLP
1 S MAIN STREET SUITE 1600
DAYTON OH 45402-2088

EXCLUDE

~~(D) WALTER REYNOLDS ESQ
PORTER WRIGHT MORRIS ARTHUR LLP
1 S MAIN STREET SUITE 1600
DAYTON OH 45402-2088~~

WASHINGTON TOWNSHIP TRUSTEES
8200 MCEWEN ROAD
DAYTON OH 45458-2050

WASTE MANAGEMENT OF OHIO INC
PO BOX 4648
CAROL STREAM IL 60197-4648

WELCOME GROUP LLC
5955 EAST DUBLIN GRANVILLE ROAD
NEW ALBANY OH 43054-9749

WILSON MEMORIAL HOSPITAL
915 W MICHIGAN ST
SIDNEY OH 45365-2491

DARLENE E FIERLE
140 NORTH MAIN STREET
SUITE A
SPRINGBORO OH 45066-1356

DAVID BECK
ATTN DAVID BECK
280 N HIGH ST SUITE 1300
COLUMBUS OH 43215-7515

EXCLUDE

~~DENIS E BLASIUS
140 N MAIN STREET
SPRINGBORO OH 45066-1356~~

IRA H THOMSEN
140 NORTH MAIN ST SUITE A
PO BOX 639
SPRINGBORO OH 45066-0639

STEVEN J COVERT
3791 ATTUCKS DRIVE
POWELL OH 43065-6080